

# **Bow Mar Design Review Criteria for the Recreational Zone District**

## **DRAFT**

### **Introduction**

The Bow Mar community is known for its clean, simple architectural lines and a lack of excessive ornamentation. Its buildings generally feature low profiles, with a limit of one story, subject to grading and site-specific considerations. These guidelines, focusing on the **Recreational Zone District**, are intended to align with the broader **Bow Mar Design Guidelines** and apply specifically to recreational zones within the Town. The goal is for all building projects within Bow Mar to enhance the neighborhood's overall character and maintain its visual and environmental integrity. These guidelines should be reviewed in conjunction with Bow Mar's broader design principles to provide a comprehensive approach for evaluating any proposed development.

The **Design Review Criteria** for the **Recreational Zone District** are designed to assist the **Design Review Board (DRB)** in assessing proposals. These criteria ensure that developments are in line with Bow Mar's aesthetic, environmental, and community goals, creating a harmonious balance between recreational facilities and the natural surroundings while promoting safety, accessibility, and enjoyment for residents.

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### **Section 1: General Principles**

#### **Consistency with Bow Mar's Vision:**

New projects should align with Bow Mar's commitment to preserving its unique character, maintaining spacious building setbacks, and keeping mature landscaping intact to protect the natural environment. Efforts should focus on enhancing recreational amenities for the community.

#### **Compatibility with the Surrounding Area:**

Designs should complement the existing architectural style of Bow Mar and integrate seamlessly with its natural surroundings. Projects should avoid excessive stylistic contrasts and minimize disruptions to views of the lake, mountains, and open spaces.

#### **Community Benefit:**

Proposals should primarily aim to serve the needs of Bow Mar residents, fostering community interaction and improving overall well-being.

### **Sustainability:**

Projects should incorporate eco-friendly materials and sustainable practices to minimize environmental impact.

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## **Section 2: Site Design and Layout**

### **Land Use and Functionality:**

As outlined in the **Bow Mar Design Guidelines (BMDG)**, building setbacks play a critical role in maintaining the neighborhood's character. All new structures should adhere to the 40-foot setback requirement, with special consideration given to sites adjacent to non-Recreational Zoned properties. If a variance is requested from these standards, site-specific studies are required to accompany an initial submission to evaluate the appropriateness of the proposal.

Recreational facilities should be designed to maximize usability of existing outdoor spaces while minimizing disruptions to neighboring properties. Clearly defined purposes for each structure or space are required.

### **Recreational Zones and Dedicated Open Space:**

Bow Mar's greatest assets generally include Bow Mar Lake & Beach Area, the surrounding open spaces north to Dog Beach, Mary's Meadow & walking path to the west side of Bow Mar Lake and the Marston Recreational Field. More Specifically, each of these areas are assumed to be maintained as they currently exist, it is important to clarify for all future residents of Bow Mar that several of these outdoor assets will remain in perpetuity as Dedicated Open Space.

To ensure this, the following diagram illustrates areas where future building projects will be prohibited to ensure that the natural surroundings that make Bow Mar special are retained for the greater benefit of all residents:

## Recreational Zones:

Bow Mar Lake, Mary's Meadow, Dog Beach & Bow Mar Beach Area:



Marston Recreational Field:





## Marston Recreational Field:



## Open Space Preservation:

It is essential that any proposal strikes a balance between potentially developed areas and existing open spaces to maintain Bow Mar's natural ambience. Landscaping will be required and incorporate native plant species to support local biodiversity. A separate landscape design submittal, in addition to an architectural submission is required for DRB approval.

**Traffic Flow and Parking:**

Projects must ensure safe, efficient access to the site while minimizing disruption to surrounding areas and streets. Parking facilities should be screened with landscaping to minimize visual impact, and bicycle parking should be included where necessary.

**Pedestrian and Cyclist Accessibility:**

Ensure pathways for pedestrians and cyclists are safe, easily accessible, and ideally connected to existing trails or facilities, where applicable.

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**Section 3: Architectural Design****Style and Materials:**

Architectural designs should align with Bow Mar's existing Design Guidelines and established aesthetics, emphasizing substantial materials and colors that are consistent with the surrounding neighborhood & surrounding environment. Overly modern or industrial styles are discouraged unless modified to harmonize with the overall neighborhood character.

**Building Massing and Scale:**

Structures should be proportional to their surroundings and not overpower adjacent properties or open spaces. Low-profile designs that integrate with the natural landscape are encouraged, and impacts on views of the mountains, lake, and open spaces need to be avoided.

**Height:**

All structures are restricted in height to a maximum of 16' – 0", measure from the average of the four corners of the proposed footprint to the highest point of the roof, except that no more than twenty-five percent (25%) of the total ridge line (the horizontal line formed where two (2) upward-sloping roof surfaces meeting) may be up to 18' – 0" in height as measured from the same reference point described above.

**Rooflines and Facades:**

Rooflines should be simple, elegant, and visually compatible with the natural contours of the landscape. Ornamental or overly complex roof designs should be avoided. Facades should include thoughtful detailing, avoiding expansive blank walls or overly uniform surfaces.

**Materials and Finish:**

Bow Mar restricts the use of metal siding, vinyl siding, and vinyl windows, as well as highly reflective or plastic materials. Natural, durable materials are required, and bright, bold colors

should be avoided. For buildings within the Recreational Zone District, designs should focus on blending in with the natural surroundings rather than dominating views. Samples of proposed materials and colors must be submitted to the DRB for review.

### **Energy Efficiency:**

Projects should prioritize energy-efficient features, such as passive solar design, high-performance windows, and insulation. Renewable energy options (e.g., solar panels) should be integrated in a discreet manner where appropriate.

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## **Section 4: Landscaping and Outdoor Features**

### **Native and Drought-Resistant Plantings:**

Landscaping should use native and drought-resistant plants to conserve water and preserve the ecological balance of the area.

### **Recreational Elements:**

Outdoor recreational features, such as playgrounds, courts, or fields, should be designed to blend with the natural surroundings. Noise-generating elements should be positioned to minimize disruption to neighboring properties.

### **Lighting:**

Outdoor lighting should be minimal, downward-directed, and use motion sensors or timers to avoid unnecessary illumination. Refer to the lighting-specific design guidelines for further details.

### **Drainage and Stormwater Management:**

Site designs should include effective drainage solutions that prevent erosion and safeguard water quality. Proposals will be required to submit a survey along with drainage plans for the proposed project.

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## **Section 5: Safety and Accessibility**

### **Universal Accessibility:**

Designs should comply with **ADA (Americans with Disabilities Act)** standards, ensuring that all facilities are accessible to everyone.

**Emergency Access:**

Designs must provide clear, unobstructed access for emergency vehicles and personnel.

**Safety Features:**

Ensure that safety measures are incorporated into the design, such as appropriate lighting, secure fencing, and clear visibility in recreational areas.

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**Section 6: Submission Requirements****Site Plans:**

Submit detailed site plans showing proposed structures, pathways, landscaping, and parking areas, and include a stamped survey along with drainage plans to communicate how drainage and surface water will be managed on the site.

**Architectural Drawings:**

Provide elevations, sections, and renderings that illustrate the design intent.

**Environmental Impact Statement:**

Include an analysis demonstrating how the project minimizes its environmental impact.

**Community Feedback:**

Include documentation of any community outreach or engagement during the planning phase.

**Landscape Plans:**

Landscape plans may require a site-specific survey to define existing infrastructure, drainage, and property boundaries while minimizing impacts to neighboring properties.

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**Section 7: Review and Approval Process****Preliminary Review:**

Applicants should submit preliminary concepts for initial feedback from the DRB.

**Formal Submission:**



Complete proposals must be formally submitted to the DRB for detailed evaluation. The DRB encourages applicants to communicate regularly with the DRB if questions arise and intermediate reviews are required. The purpose of this is to ensure compliance with the Guidelines and to avoid the potential for submissions to be denied.

**Public Comment Period:**

A public comment period will be held, allowing residents to provide input on the proposal.

**Final Decision:**

The DRB will either approve, approve with conditions, or deny the proposal based on how well it aligns with these criteria.

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**Conclusion**

The **Bow Mar Design Review Criteria for the Recreational Zone District** establish a framework for maintaining the community's unique character and environmental integrity while facilitating thoughtful recreational development. By following these guidelines, the DRB can help ensure that new projects benefit both the environment and the community, preserving the distinctive qualities of Bow Mar.